

## **ON-GOING CONDITIONS/GENERAL REQUIREMENTS**

### **PLANNING DIVISION (909) 387-4104**

1. **Project Description:** This conditional approval is for LB/LDS Ventures (Patriot Homes) **Preliminary and Final Development Plan** for 41, detached, single family residences within Tentative Tract 16211 on 11.8 acres. Tentative Tract 16211 is concurrently filed with this application to create 41, single family residential lots and 1 lettered, common area lot in a Planned Development. This is not a phased project. The project site is generally located on the west side of Kuffel Canyon Road, approximately 30 ft. south of Shenandoah Drive, in the community of Lake Arrowhead. This approval does not include authorization for any on-site well. Any alteration or expansion of these facilities or increase in the developed area of the site from that shown on the approved plan may require submission of an additional application for review and approval.
2. The applicant shall agree to defend at their sole expense any action brought against the County, its agents, officers, or employees, because of the issuance of such approval in compliance with San Bernardino County Ordinance #2684. The applicant shall reimburse the County, its agents, officers, or employees, for any court costs and attorney's fees which the County, its agents, officers, or employees may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligation under this condition.
3. All the conditions must be completed and the Tentative Tract 16211 for implementing the Final Development Plan must be recorded within five (5) years of the date of approval or this Preliminary and Final Development Plan shall become null and void. Where circumstances cause delays that are not in permit compliance with the time limitation, an extension of time may be requested. Application for such extensions of time must set forth in writing the reasons for the extension and be submitted with the appropriate fee to the Land Use Services Department/Planning Division thirty (30) calendar days or more before the date of expiration. PLEASE NOTE: This will be the only notice given for the above specified expiration date. The applicant is responsible for initiating extension request.
4. The applicant shall ascertain and comply with requirements of all State, County and Local agencies as are applicable to the project areas. They include, but are not limited to: County Environmental Health Services Division, Transportation/Flood Control, Fire Department, the Building and Safety Division, the State Fire Marshall and the Santa Ana Regional Water Quality Control Board.
5. All conditions of approval that apply to Tentative Tract 16211 shall be completed as a condition of this preliminary and final development plan.

\* Non Standard Conditions

**(Bold)** Environmental Mitigation Measures

6. The applicant shall apply water to the disturbed portions of the project site at least two times per day, in the morning and the afternoon, or more often if fugitive dust is observed migrating from the site. On days where wind speeds are sufficient to transport fugitive dust beyond the working area boundary, the applicant will increase watering to the point that fugitive dust no longer leaves the property (typically a moisture content of 12%), and/or the applicant shall terminate grading and loading operations. The applicant shall ensure that watering activities do not conflict with required soil erosion control by monitoring water operations.  
**(Mitigation Measure III-1)**
7. The applicant shall include mitigation implementation language within all construction contracts requiring compliance with the referenced mitigation measure. Construction contracts shall be submitted to the County Land Use Services Department/Planning Division for review and approval.
8. The applicant shall ensure that the contractor provides verification that all construction equipment is in proper tune per the manufacturer's recommendation.  
**(Mitigation Measure III-2)**
9. Revisions to South Coast Air Quality Management District (SCAQMD) Rule 403 requires that tires of vehicles be washed before a vehicle leaves the project site and enters a paved road. These revisions also require that dirt on paved surfaces be removed daily to minimize generation of fugitive dust. The applicant shall implement both of these measures during onsite construction activities.  
**(Mitigation Measure III-3)**
10. All landscaping, fencing and structures shall be maintained in continual good repair, including but not limited to healthy, thriving landscaping and the removal of any graffiti that may occur. The property shall be maintained so that it is visually attractive and not hazardous to the health and welfare of the surrounding properties. Drought-resistant, fire retardant vegetation shall be used for any replacement landscaping to reduce water consumption and promote slope stability. All landscaped areas shall be irrigated in a manner designed to conserve water.
11. The maintenance of graded slopes and landscaped areas shall be the responsibility of the developer until the transfer to individual ownership, a homeowners' association or until the maintenance is officially assumed by a County Service Area. All irrigation systems, where required on slopes, shall be designed on an individual lot basis except where it is proposed to be commonly maintained in an approved manner by a designated County Maintenance District.
12. Additional fees may be required prior to issuance of development permits and shall be paid as specified in adopted fee ordinances.

13. This project is a 41-lot, single family residential development on partially graded and ungraded pads upon which custom home foundations will be developed. Any grading not authorized by this approval requires review on a lot by lot basis. For any additional grading proposed at a future date resulting in slopes exceeding five (5) feet cut or three (3) feet of fill, the applicant shall submit a "Revision to Approved Action" application for reevaluation of the conditions of approval and the environmental review.
14. The applicant shall pay a fee of \$1250 to the Department of Fish and Game pursuant to California State Assembly Bill 3158. The fee shall be submitted to the Clerk of the Board of Supervisors upon filing of the Notice of Determination along with any filing fee required by the Clerk [\$35]. The applicant should be aware that Section 21089(b) of the Public Resources Code provides that any project approved under CEQA is not operative, vested or final until the required fee is paid. Proof of fee payment may be required prior to recordation.
15. Utility lines shall be placed underground in accordance with the requirements of County Development Code Standards and the serving utility company.

LAND DEVELOPMENT ENGINEERING /ROADS SECTION (760) 243-8183

16. Existing County roads that will require reconstruction shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvements to the satisfaction of the Department of Public Works, the cash deposit may be refunded.
17. Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all subgrades shall be performed at no cost to San Bernardino County and a written report shall be submitted to the Contracts Division of the Department of Public Works, prior to any placement of base materials and/or paving.
18. In addition to the drainage requirements stated herein, other "on-site" or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

**PRIOR TO THE ISSUANCE OF GRADING PERMITS OR ANY LAND DISTURBING ACTIVITY, THE FOLLOWING CONDITIONS SHALL BE COMPLETED:**

**BUILDING AND SAFETY DIVISION (909) 387-4246**

19. A preliminary soils report shall be filed with and approved by the Building Official. A fee to cover the costs of the review shall be submitted with the report.
20. Grading plans shall be submitted to Building and Safety for review and approval prior to grading/land disturbance.
21. Submit plans and obtain separate building permits for any required walls, retaining walls or trash enclosures.
22. A geology report, prepared by a licensed geologist, shall be filed with and approved by the Building Official. A deposit to cover the costs of the review shall be submitted with the report. An additional deposit may be required or a refund issued when the costs do not match the deposit. The review costs shall be paid in full prior to grading or recordation of the final map.
23. An erosion and sediment control plan and permit shall be submitted to and approved by the Building Official prior to any land disturbance. Grading to be conducted in "Stages" vs "Phasing".
24. A pre-construction inspection, tree removal plan and permit in compliance with the County's Plant Protection and Management Ordinance, shall be approved prior to any land disturbance and/or removal of any trees or plants
25. A report by a Registered Professional Forester (RPF) and tree removal plan permit shall be required prior to initial land disturbance.
26. An NPDES Permit – Notice of Intent (NOI) – is required prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics.

**LAND DEVELOPMENT ENGINEERING /ROADS SECTION (760) 243-8183**

27. An encroachment permit, or authorized clearance shall be obtained from the County Department of Public Works prior to issuance of a grading permit by the Land Use Services Department/Building and Safety Division.

LAND DEVELOPMENT ENGINEERING/DRAINAGE SECTION (760) 243-8183

28. All lots should drain to streets. If lots do not drain to streets, the cross lot drainage will be reviewed and approved by the Building and Safety Division under provisions of Uniform Building Code Chapter 70 and the County Development Code.

DIVISION OF ENVIRONMENTAL HEALTH SERVICES (DEHS) (909) 387-4666

29. The project site has a high probability of containing vectors. DEHS Vector Control Section will determine the need for vector survey and any required control programs. A vector clearance letter shall be submitted to DEHS/Land Use. For information, contact Vector Control at (909) 388-4600.

PLANNING DIVISION (909) 387-4104

30. A copy of the grading plan shall be submitted to the Planning Division for review of landscaping requirements when graded cut slopes exceed five (5) feet in height and fill slopes exceed three (3) feet in height.

31. Erosion control measures shall be installed on all slopes exceeding three (3) feet of fill and five (5) feet of cut upon completion of grading. Erosion and Sediment Controls shall be used and maintained during construction activities.

32. Best Management Practices shall be incorporated into the Storm Water Pollution Prevention Plan that must be prepared and implemented for the project under existing Clean Water Act regulations. Supplement A to the San Bernardino County Drainage Area Management Plans identifies specific measures that can be used to control water pollutants (see Attachment 1 of the Drainage Study). The developer shall select from this mix or identify alternatives for approval by the County that will achieve a 60 to 80 percent removal of sediment, total phosphorus and total Nitrogen.  
**(Mitigation Measure VIII-2)**

33. The applicant shall ensure that a Registered Professional Forester (RPF) inspects the site prior to the on-set of grading to monitor tree protection and a minimum of once per month during construction activities. The RPF shall identify on the Tree Removal Plan, trees that could potentially be impacted by grading and construction after the survey stakes are in place. All efforts shall be made to avoid removing or damaging trees with a dbh greater than six (6) inches during grading/construction.  
**(Mitigation Measure IV-4 & IV-5)**

34. Landscape planting and irrigation shall be kept outside drip-lines of the remaining native trees to prevent interruption of the natural wet/dry cycle. **(Mitigation Measure IV-3)**
35. Prior to the issuance of any grading or construction permits for activities that will disturb or alter any riparian habitat or watercourse, the applicant shall obtain a U.S. Army Corps of Engineers 404 permit, a State Water Quality Control Board 401 Certification and a California Department of Fish and Game 1603 Agreement. **(Mitigation Measure IV-6)**
36. The applicant shall provide an archaeological and historical records test program prior to ground disturbance to locate and identify any archaeological or historical deposits that might be present. If archeological or historical resources are encountered, adequate funding shall be provided by the applicant to collect, curate and report on these resources. **(Mitigation Measure V-1)**
37. If human remains are encountered on the property during grading and construction activities, then the applicant shall contact the San Bernardino County Coroner's Office within 24 hours of the find, and all work shall be halted until a clearance is given by that office and any other involved agencies. Contact the County Coroner at 175 South Lena Road, San Bernardino, CA 92415-0037 or call (909) 387-2543. **(Mitigation Measure V-2)**
38. Water spraying or other methods shall be used during grading operations to control fugitive dust. Erosion preventive measures must be implemented for watering operations.
39. Design standards identified in the geotechnical Feasibility Investigation and Addendum Fault Investigation prepared by the LOR Geotechnical Group, Inc., dated December 8, 2000, and January 18, 2001, respectively, to protect against landslides shall be implemented to prevent significant future exposure to significant landslide hazards. **(Mitigation Measure VI-1)**
40. Erosion control standards identified in Exhibit G of the Drainage Study by W.J. McKeever, Inc. dated August 21, 2001, shall be implemented. Erosion and sediment control standards as identified in the Erosion and Sediment Control Plan prepared by W.J. McKeever Inc. dated February 5, 2002, shall also be implemented. **(Mitigation Measure VI-2)**
41. The applicant shall submit a Re-vegetation Plan to the County for approval prior to land disturbance to mitigate impacts caused by the road, drainage and building foundation improvements. The plan shall include collecting seeds/cuttings of appropriate, native riparian vegetation that shall be used to re-vegetate the disturbed area. The re-vegetation plan shall achieve a comparable or better composition of

riparian species and percent ground cover than currently exist. The applicant shall post a performance bond for the estimated cost of completing the Re-vegetation Plan. **(Mitigation Measure IV-1)**

42. The applicant shall provide an implementation plan that will ensure re-graded and fill slopes exceeding 10 feet in height are re-vegetated per a qualified Forester's recommendations with 15 gallon native trees and low volume, fire resistant, native groundcovers and shrubs planted on roadside slopes upon completion of grading. **(Mitigation Measure IV-2)**

43. A re-evaluation of potentially impacted trees shall be made at the time surveyor stakes the road clearing limits. **(Mitigation Measure I-7)**

**PRIOR TO ISSUANCE OF BUILDING PERMITS, THE FOLLOWING CONDITIONS SHALL BE COMPLETED:**

**BUILDING AND SAFETY DIVISION (909) 387 4246**

44. Prior to issuance of building permits, erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site.
45. All erosion control planting, landscaping and devices shall be installed upon completion of rough grading.
46. A report by a Registered Professional Forester (RPF) and tree removal plan and permit shall be required.
47. Submit professionally prepared plans for approval and obtain permits prior to any construction. (Including any retaining wall, crib wall, or gabbion associated with road construction on the site.)

**DIVISION OF ENVIRONMENTAL HEALTH SERVICES (DEHS) (909) 387-4666**

48. The project site has a high probability of containing vectors. DEHS Vector Control Section will determine the need for vector survey and any required control programs. A vector clearance letter shall be submitted to DEHS/Land Use. For information, contact Vector Control at (909) 388-4600.
49. Applicant shall procure a verification letter from the water agency with jurisdiction. This letter shall state whether or not water connection and service can be made available to the project by the water agency. This letter shall reference the File/Index Number and Assessor's Parcel Number.  
File/Index # **FDP/TT16211**/M238-4/01/ APN: 0331-323-01, 04 & 05.

50. The applicant shall procure a verification letter from the sewerage agency with jurisdiction. This letter shall state whether or not sewer connection and service can be made available to the project by the sewerage agency. The letter shall reference the File/Index Number and Assessor's Parcel Number.  
File/Index # **FDP/TT16211**/M238-4/01/ APN: 0331-323-01, 04 & 05.
51. Submit preliminary acoustical information, demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standards, San Bernardino Development Code Section 87.0905(b). The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit/information/analysis to the DEHS for review and approval. For information and acoustical checklist, contact DEHS at (909) 387-4655.

COUNTY FIRE DEPARTMENT (909) 386-8465

52. A water system designed to meet the required fire flow shall be approved by Fire Department having jurisdiction. The developer shall furnish the Fire Department with two (2) copies of the water system improvement plan(s) for approval. The water systems shall be operational and approved by the Fire Department prior to recordation or any above grade construction occurring. The required fire flow shall be determined by appropriate calculations, using the "Guide for the Determination of Required Fire Flow". New water systems shall have a minimum eight (8) inch mains, six (6) inch laterals, and six (6) inch risers.
53. Determined Fire flow: 1250 GPM for 2 Hours at 20 PSI.
54. Existing fire flow is sufficient for the development proposed. However, improvement(s) to the public water system is required. Fire Staff may accept a fire protection sprinkler system in lieu of improvements to the public water system. A one inch water meter is required if a sprinkler system is installed.
55. A letter shall be submitted to the Fire Department providing details of square footage of home and type of fire sprinkler system.
56. This development shall comply with the Fire Safety Overlay conditions as adopted in County Ordinance No. 3341. This development is located in a Fire Safety Review Area 2.
57. The development and each phase thereof shall have a minimum of two (2) points of vehicular access for fire and other emergency equipment, and for routes of escape which will safely handle evacuations as required by the Development Code.

\* Non Standard Conditions  
**(Bold)** Environmental Mitigation Measures



58. The referenced project is protected by the San Bernardino County Fire Department. Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection development requirements. All new construction shall comply with the existing Uniform Fire Code requirements and all applicable statutes, codes, ordinances or standards of the Fire Department.
59. Prior to any framing occurring, all flammable vegetation shall be removed from each building site a minimum distance of thirty (30) feet from any combustible building material, including a finished structure.
60. A one hundred (100) foot fuel modification zone in compliance with County standards is required.
61. Prior to framing construction, approved fire hydrants and fire hydrant pavement markers shall be installed. Fire hydrants shall be six (6) inch diameter with a minimum of one four (4) inch and one 2 1/2 inch connection as specified by the Fire Department. The design of the fire hydrants and fire hydrant markers shall be approved by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post three (3) feet from the hydrant. All fire hydrant spacing shall be 300 feet with the exception of single family residential, which may be increased to 600 feet maximum.
62. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed (600) feet, except as identified in the Development Code and approved by the Fire Chief.

COUNTY FIRE DEPARTMENT – HAZARDOUS MATERIALS DIVISION(909) 387-4631

63. The applicant shall ensure that all spills or leakage of petroleum products during construction activities shall be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste shall be collected and disposed of at an appropriately licensed disposal or treatment facility. **(Mitigation Measure VII-1)**

LAND DEVELOPMENT ENGINEERING/DRAINAGE SECTION (760) 243-8183

64. All lots should drain to streets. If lots do not drain to streets, the cross lot drainage will be reviewed and approved by the Building and Safety Division under provisions of Uniform Building Code Chapter 70 and the County Development Code.

65. Due to the steep terrain and erosion potential, maximum utilization of the existing contours shall be considered in the design. Roadways and grading, in general, shall be designed to minimize cut and fill slope heights as approved by the drainage section. A stringent program of slope and erosion control shall be undertaken by the developer to preclude damage to the site and downstream property during heavy storm runoff, especially during the construction stage. Remediation of any such damage encountered will be the responsibility of the applicant.
66. The applicant shall construct and implement the on-site drainage system improvements summarized in the August 21, 2001. Drainage Study prepared by W.J. McKeever Inc. as follows and as shown on the Composite Development Plan: **(Mitigation Measure VIII-3)**
- a. Install a concrete transition inlet structure at the entrance to the 60" corrugated metal pipe (CMP).
  - b. Construct a manhole at the angle point in the existing 60" CMP approximately 60 ft. downstream of the south end of the pipe.
  - c. At the inlet to the 60" CMP remove approximately 10 ft. of the 6 ft. x 6 ft. rectangular channel and construct a warped transition from the rectangular section to the pipe.
  - d. Erosion control measures shall consist of:
    - 1) Restricting grading operations to the absolute minimum area on the site.
    - 2) Provide surface protection of newly graded slope areas.
    - 3) Provide silt barriers along toes of newly graded slope areas.
    - 4) Provide filter berms at intervals within graded roadway sections.
    - 5) Provide siltation basins at all points where storm flows enter storm drains or where storm flows may exit the site.
    - 6) Provide mud racks during construction phase at all points where vehicles can exit the site.
  - e. The applicant/developer shall ensure that the contractor cleans up any silt leaving the site and entering an existing street, driveway, parking lot or storm drain immediately.
  - f. Management and monitoring of the temporary erosion control shall be done in accordance with the Storm Water Pollution Prevention Plan and the State Water Resources Control Board, Order No. 99-08-DWQ, National Pollutant Discharge Elimination System (NPDES), General Permit No. CAS 00002, "Waste Discharge Requirements (WDRS) for discharges of storm water runoff associated with construction activity."
  - g. The applicant/developer shall ensure that the engineer prepares and submits an Erosion Control Plan to the Land Use Services Department/Building and Safety Division for review and approval.
  - h. The applicant/developer shall ensure that the engineer prepares and submits a Storm Water Pollution Prevention Plan that will be kept on the job site at all times by the contractor.

\* Non Standard Conditions

**(Bold)** Environmental Mitigation Measures

- i. The applicant/developer shall ensure that the engineer reviews all erosion control measures provided onsite for compliance with the approved Erosion Control Plan.

LAND DEVELOPMENT ENGINEERING /ROADS SECTION (760) 243-8183

67. Road sections within/or bordering the tract shall be designed and constructed to Mountain Private Road Standards of San Bernardino County, and to policies and requirements of the County Department of Public Works and in accordance with the Master Plan of Highways.
68. Final plans and profiles shall indicate the location of any existing utility facility that would affect construction.
69. Turn arounds at dead-end streets shall be constructed in accordance with the requirements of the County Department of Public Works, and the County Fire Department.
70. Existing utility poles shall be shown on the improvement plans and relocated as necessary without cost to the County.
71. Right-of-way and improvements, (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
72. Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of the Department of Public Works confirming the adequacy of the grade.
73. Dedication/right-of-way reservation shall be granted on Kuffel Canyon road as necessary to concur with the Master Plan of Highways. This dedication/right-of-way reservation is to be coordinated with the State Department of Transportation.
74. Improvement plans shall be submitted by the applicant to the Land Development Section for review and approval prior to installation of road and drainage improvements.
75. The geometric design of the roads shall conform to the guidelines of the "San Bernardino County Transportation Road Planning and Design Standards Manual."
76. Any proposed walls, cut and fill slopes shall be designed and constructed in such a manner so as to ensure that the intersections, curves, and driveways' sight distance is adequate for the minimum design speeds.

77. All required road and drainage improvements shall be installed with the first stage/phase of development

SPECIAL DISTRICTS DEPARTMENT (909) 387-9612

78. Street Lighting Plans and plan check fees must be submitted to the Special Districts Department for review and approval. Please submit plans to Gale Glenn, Special Districts Department, 157 W. 5<sup>th</sup> Street, 2<sup>nd</sup> Floor, San Bernardino, CA 92415-0450. (909) 387-9612.

CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) (909) 383-6327

79. Any proposed work or improvement within the State right-of-way shall conform to Cal-Trans standards and specifications and will require an encroachment permit prior to start of construction. Proposed work including in areas beyond the limits of the State right-of-way that may impact any of the existing State facilities will also require an encroachment permit.

80. The applicant/developer shall install advance street name signs at Highway 173 and Highway 18 approaches to Kuffel Canyon Road.

PLANNING DIVISION (909) 387-4104

81. The applicant shall submit a "Condition Compliance Check - Tracts" application for the completion of any conditions that occur after recordation of the map.

82. The applicant shall landscape and maintain the roadside, fill and graded slopes with fire-resistant, drought-tolerant native trees and shrubs as per the approved landscape plan. **(Mitigation Measure I-2)**

83. The applicant shall ensure that the Registered Professional Forester (RPF) provides certification to the County that the project is in compliance with tree protection measures prior to the first residential building permit and again prior to final occupancy of the last residence. **(Mitigation Measure IV-4)**

84. The applicant shall submit the final architectural plans of the homes to the San Bernardino County Planning Division for review in order to ensure consistency of architectural design and building materials with the Final Development Plan. **(Mitigation Measure IX-1)**

85. Except during emergency conditions, outside construction activities shall be limited to daylight hours or no later than 7 p.m., whichever is the lesser period, on any given day. **(Mitigation Measure XI-1)**
86. The applicant shall ensure that all construction equipment is equipped with appropriate noise attenuation devices, such as mufflers. **(Mitigation Measure XI-2)**
87. A copy of the grading plan shall be submitted to the Planning Division for review of landscaping requirements when graded cut slopes exceed five (5) feet in height and fill slopes exceed three (3) feet in height.
88. The applicant/developer shall submit for review and approval grading plans that reduce cuts and fills to a minimum, blend grading contours with natural contours, and utilize custom foundations to meet the conditions and limitations of each lot.
89. Erosion control measures shall be installed on all slopes exceeding three (3) feet of fill and five (5) feet of cut upon completion of grading. Erosion and Sediment Controls shall be used and maintained during construction activities.
90. The applicant shall implement protective measures to minimize potential damage to trees by construction activities. Tree removal shall be replaced at a 2:1 ratio of the same species. Protective measures shall include the guidelines listed on page 6, 7 and 8 of the Forest Report prepared for the project by James Bridges and John Hatcher, dated June 2001. **(Mitigation Measure I-1)**
91. Landscape planting and irrigation shall be kept outside drip-lines of the remaining native trees to prevent interruption of the natural wet/dry cycle. **(Mitigation Measure IV-3)**
92. The applicant shall provide an archaeological and historical records test program prior to ground disturbance to locate and identify any archaeological or historical deposits that might be present. If archeological or historical resources are encountered, adequate funding shall be provided by the applicant to collect, curate and report on these resources. **(Mitigation Measure V-1)**
93. If human remains are encountered on the property during grading and construction activities, then the applicant shall contact the San Bernardino County Coroner's Office within 24 hours of the find, and all work shall be halted until a clearance is given by that office and any other involved agencies. Contact the County Coroner at 175 South Lena Road, San Bernardino, CA 92415-0037 or call (909) 387-2543. **(Mitigation Measure V-2)**

94. Water spraying or other methods shall be used during grading operations to control fugitive dust. Erosion preventive measures must be implemented for watering operations.
95. Design standards identified in the geotechnical Feasibility Investigation and Addendum Fault Investigation prepared by the LOR Geotechnical Group, Inc., dated December 8, 2000, and January 18, 2001, respectively, to protect against landslides shall be implemented to prevent significant future exposure to significant landslide hazards. **(Mitigation Measure VI-1)**
96. Erosion control standards identified in Exhibit G of the Drainage Study by W.J. McKeever, Inc. dated August 21, 2001, shall be implemented. Erosion and sediment control standards as identified in the Erosion and Sediment Control Plan prepared by W.J. McKeever Inc. dated February 5, 2002, shall also be implemented. **(Mitigation Measure VI-2)**
97. The Applicant/Developer shall provide a recorded copy of the written agreement with the Lake Arrowhead Chalet Association that provides for pedestrian access through the project site to the association's clubhouse and provides for mutual secondary access for emergency purposes.
98. Implementation of the mitigation measures required for this project shall be verified according to the methods identified in the Mitigation Monitoring and Reporting Program (MMRP). Planning Division verification of compliance shall be requested by the applicant through submittal of a Mitigation Monitoring and Compliance Application along with the required fee deposit.
99. The applicant shall prepare and submit a Riparian Re-vegetation/Restoration Plan as part of the Landscape Plan to the Planning Division for review and approval. The plan shall identify the lettered lot as permanent open space. **(Mitigation Measure IV-1)**
100. Four (4) copies of a Landscaping Plan shall be submitted to the Planning Division for review and approval. Said Landscape Plan shall include the following:
  - a.) Required Slope Planting: Slope planting shall be required for the surface of all cut slopes more than five (5) feet in height and fill slopes more than (3) feet in height. Said slopes shall be protected against damage from erosion by planting with grass or ground cover plants. Slopes exceeding ten (10) feet in vertical height shall also be planted with shrubs, spaced not to exceed ten (10) feet on centers; and trees, spaced not to exceed thirty (30) feet on centers. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the site. Drought tolerant and fire resistive plantings shall be used to the maximum extent possible. The following plant material ratios shall be utilized for all required plantings:

\* Non Standard Conditions

**(Bold)** Environmental Mitigation Measures

Trees 50% 15 gal.; 50% 5 gal.;  
Shrubs 50% 5 gal.; 50% 1 gal.;  
Groundcover 100% coverage.

- b.) Required Fencing or Proposed Retaining Wall(s) - The location and design of any perimeter fencing or retaining wall shall be shown and be subject to approval on the required landscape plan.

101. Four (4) copies of an Irrigation Plan shall be submitted to the Planning Division for review and approval when slope planting and/or any other area planting is required. Areas required to be planted shall be provided with an approved system of irrigation designed to cover all portions of the landscaped areas. A functional test of the systems may be required. The maintenance of landscaped areas shall be the responsibility of the developer until the transfer to individual ownership or until the maintenance is officially assumed by a homeowners association or other appropriate entity.
102. Irrigation shall be primarily provided by drip, bubbler or other non-aerial water serving method or system. The system shall include timers for controlled application. Suitable temporary irrigation methods may be substituted upon written approval by the Planning Division where used to establish native or drought/fire resistant plantings. All irrigation systems, where required, shall be designed on an individual lot basis.
103. A copy of the grading plan shall be submitted to the Planning Division for review of landscaping requirements when graded cut slopes exceed five (5) feet in height and fill slopes exceed three (3) feet in height.

**SUBJECT PROPERTY SHALL NOT BE OCCUPIED AND/OR USED FOR PURPOSES APPLIED FOR UNTIL THE FOLLOWING CONDITIONS HAVE BEEN MET:**

COUNTY FIRE DEPARTMENT (909) 386-8465

104. Prior to Fire Department clearance for occupancy, an automatic life safety fire sprinkler system is required. If the home is less than 5000 square feet this system shall comply with NFPA Pamphlet #13D and Fire Department Guidelines #10.508D. If the home is 5000 square feet or greater this system shall comply with NFPA Pamphlet #13R and Fire Department Guidelines #10.507R. The developer shall submit detailed plans and hydraulic calculations to the San Bernardino County Fire Department. Fees are required at the time of plan submittal. Minimum water supply shall be a one inch meter. **(Mitigation Measure XVI-4)**

\* Non Standard Conditions

**(Bold)** Environmental Mitigation Measures

105. The street address shall be posted with a minimum of four (4) inch numbers, visible from the street and during the hours of darkness the numbers shall be internally, electrically illuminated with a low voltage power source. Posted numbers shall contrast with their background and be legible from the street in accordance with the Uniform Fire Code. Where building setbacks exceed one hundred (100) feet from the roadway, additional contrasting four (4) inch numbers shall be displayed at the property access.
106. Every chimney used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel is used, shall be maintained with an approved spark arrester visible from the ground, as identified in the Uniform Fire Code.

LAND DEVELOPMENT ENGINEERING /ROADS SECTION (760) 243-8183

107. Construction of private roads and private road related drainage improvements shall be inspected and certified by the engineer.
108. Roads within this development shall not be entered into the County Maintained Road System.

PLANNING DIVISION (909) 387-4104

109. The developer shall be responsible for maintenance of landscaping and irrigation until such time that the property owner or homeowner association has taken responsibility for maintenance.
110. All landscaping, irrigation and other improvements as shown on the approved landscaping and irrigation plans shall be installed.
111. All required walls and fences shall be completed prior to final inspection/occupancy of any structures.
112. All required on and off-site improvements shall be completed and approved prior to final inspection of any structures. The installation of off-site improvements shall be sufficiently completed so as to assure protection from storm or drainage run-off, a safe and driveable access for fire and safety, and the ordinary and intended use of the buildings or structures.
113. Prior to Final inspection by the Building and Safety Office all fees required under GPA/FDP/Tract16211 actual cost job number 11138CF1 shall be paid in full.